Phase I Environmental Site Assessment

396 Bloomfield Avenue, Montclair, Essex County, New Jersey

Prepared for:

U.S. GENERAL SERVICES ADMINISTRATION New York City, NY



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1 Introduction

This report represents the findings of a Phase I Environmental Site Assessment (ESA) prepared by The Louis Berger Group, Inc. (LBG) for the site located at 396 Bloomfield Avenue, Montclair, Essex County, New Jersey 07042-3503 (Figure 1 and Figure 2). The subject property (Site) is approximately 0.6 acres in size, and is located in the central business district of the Township of Montclair. The Site is bordered by Bloomfield Avenue to the northeast, Seymour Street to the northwest. Bordering the Site to the southeast is an automobile tire and supply store and adjacent to the southwest is a parking lot associated with a five-story apartment building. The Site is occupied by a one-story masonry building, an asphalt parking surface and small areas of grass, a few small trees and other vegetation. The building, built for the Social Security Administration (SSA) in 1972, has been vacant since March 2102. The SSA has been the buildings only occupant. The building does not have a basement. Figure 1 illustrates the Site and the local road network while Figure 2 provides a topographic map of the area. Site coordinates are 40° 48' 44" north latitude and 74° 12' 58" west longitude. The Site is owned by the U.S. Government and this Phase I ESA is being prepared to establish conditions at the Site prior to property disposal.

The main objective of the ESA is to identify the presence or likely presence, use, or release on the Site of hazardous substances or petroleum products which are defined in the American Society of Testing and Materials (ASTM) Standard Practice E 1527-05 as recognized environmental conditions (RECs). In addition, other environmental issues and conditions that, in the opinion of the environmental professional conducting the assessment, would not be considered recognized environmental conditions are identified in this assessment. These may include historical recognized environmental conditions or *de minimis* conditions. The ESA included a review of government regulatory agency databases, previous reports and historical documents; visual observation of the Site and adjoining properties; and interviews with persons familiar with the Site.

The visual Site inspection recorded surface conditions only. Such a review cannot be expected to reveal all hazardous materials or environmental conditions that might be present on the Site; the possibility exists that some hazardous materials or conditions might exist and not be detected because they are beyond the scope of this study. No ground-intrusive activities or sampling of building materials was conducted for this ESA.

This ESA was conducted in a manner consistent with the level of care and skill exercised by environmental professionals currently practicing under similar conditions, location and time; and was based on information made available to LBG representatives. Additional information that was not available at the time of this report's preparation may result in the modification of the information presented herein.

2 Site Conditions

A. Area Setting

1. Climate

The climate of Essex County, NJ is characterized as humid continental. The average daily maximum temperatures are 83.1 degrees Fahrenheit (°F) occurring in July and average daily minimum temperatures



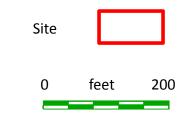
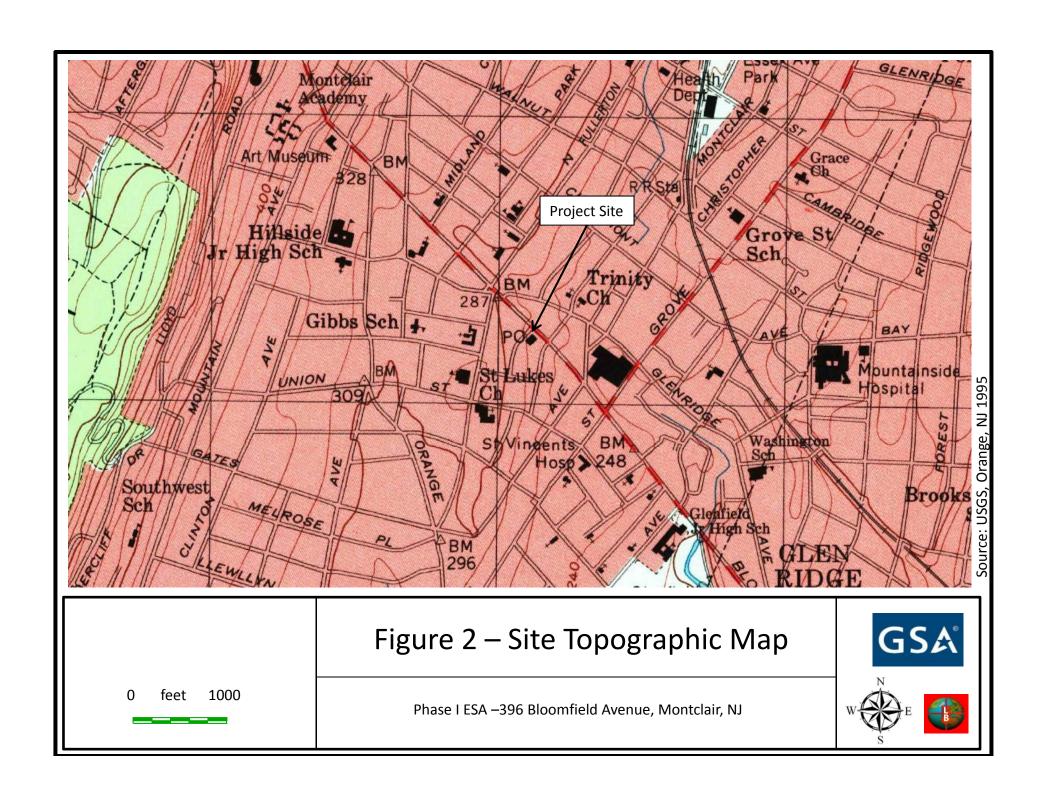


Figure 1 – Project Location Map





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in winter are 20.7° F. Average annual total precipitation is highest in western portions of the county, where the county receives about 51 inches. Of these amounts, about 26-28 inches, or around 53 percent, usually falls in May through October. Thunderstorms occur on approximately 26 days each year, and most occur between May and August. The average seasonal snowfall is around 25 inches.

2. Topographic Conditions

The Site and environs are located in central Essex County on land sloping gently down to the east-southeast. The elevation of the Site is approximately 272 feet above mean sea level (amsl). Surface drainage is toward the east-southeast.

3. Geologic and Soil Characteristics

Essex County is located within the glaciated Newark Basin portion of the Piedmont physiographic province. The Newark Basin is an elongated northeast/southwest-trending rift valley. It is one of a series of such rift basins in eastern North America. These basins formed between 230 and 180 million years ago during the early stages of continental separation, a separation that eventually led to the opening of the Atlantic Ocean basin. In the Newark Basin, gravel, sand, silt, and clay were deposited in floodplains and lakes. During three periods of eruption, extensive basalt flows spread across the lakes and floodplains. With continued subsidence and burial the sediments were hardened into conglomerate, sandstone, siltstone, and shale, and then tilted and faulted. In Essex County, the sedimentary layers and interbedded basalt flows dip westward at between 5 and 15 degrees.

Bedrock is covered by glacial and postglacial deposits, which are as much as 300 feet thick. Essex County has been glaciated at least three times in the past two million years. However, only the deposits of the most-recent glaciation occur in the county. This glaciation, known as the late Wisconsinan, covered the county between about 21,000 and 18,000 years ago. Essex County was on the western side of a large ice lobe that was centered in the Hackensack Valley. Ice flowed southerly to southwesterly, and, in places on the Watchung Mountains, nearly westerly, across the county. Flowing ice eroded the bedrock surface. In the eastern part of Newark, and in the Passaic Valley in Fairfield, ice eroded troughs as much as 250 feet deep into shale and siltstone bedrock. Elsewhere erosion was not as deep but nevertheless removed most of the pre-advance soil, weathered rock, and older glacial deposits that had mantled the landscape. Only in the southwestern corner of the county, near the limit of the late Wisconsinan advance, are older deposits preserved. Here, deposits from the next-to-last glaciation (the Illinoian) are preserved beneath late Wisconsinan sediments¹.

Montclair is in an area of Essex County where glacial surface deposits area generally greater than 20 feet thick. Bedrock in this area is generally sandstone from the Passaic Formation of Early Jurassic and Late Triassic age.

According to the United States Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), Web Soil Survey, soils on the Site are comprised of Urban Land.

Seismicity

The U.S. Geological Survey (USGS) completed its most recent probabilistic seismic hazard assessment for the Eastern U.S. in 2008. According to the USGS seismic hazard assessment, there is a two percent probability in 50 years that the Project Area would experience peak ground acceleration of between three and four percent of the force of gravity.

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¹ USDA, NRCS, Soil Survey of Essex County, New Jersey, 2007.

4. Hydrology

Surface Water

No streams or other drainage systems are located in the immediate vicinity of the Site. The Second River flows roughly south-southeast, and often decked over and not visible, approximately 850 feet southeast of the Site.

Ground Water

No wells have are known to have been advanced on the Site. According to USDA, depth to the water table is greater than 69 inches. Groundwater flow is expected to generally follow the topography of the area. As such, groundwater flow is assumed to flow east-southeast.

B. Site Description

The Site is located in the central business district of Montclair bordered by Bloomfield Avenue to the northeast, beyond which are two- and three-story residential structures with ground floor retail; Seymour Street to the northwest, beyond which is a large building containing ground floor retail and office space in the upper two floors, and a theater. Adjacent to the southeast is an automobile tire and supply store and adjacent to the southwest is a five-story apartment building. The Site is occupied by a one-story masonry building with a footprint of approximately 8,000 square feet, an asphalt parking surface and small areas of grass, a few small trees and other vegetation. The building, built for the Social Security Administration (SSA) in 1972, has been vacant since March 2012. The SSA has been the building's only occupant.

C. Site History

1. Fire Insurance Mapping

Fire Insurance maps, such as Sanborn Maps, identify historical land uses for areas they cover. As such, these maps identify areas of potential environmental concern. They typically document land use, structural changes in buildings, street addresses, occupants, petroleum storage areas and other uses that may be of environmental concern. LBG evaluated Sanborn maps of the Site produced in the following years: 1885, 1907, 1934, 1950, 1970 and 1986 (see Appendix A).

The 1885 map identifies no development on the Site. Adjacent to the Site are dwellings to the northwest and southeast and across Bloomfield Avenue to the northeast. A barn and a school are located directly to the west of the Site. By 1907, a dwelling had been erected on the Site and dwellings were located to the south and west of the Site. Development to the northeast, across Bloomfield Avenue, consisted of small shops and a machine shop. The map indicates a buried 300 gallon gasoline tank across Bloomfield Avenue to the northeast of the Site. By 1934, the Site was occupied by a post office. Stores were occupying property across Bloomfield Avenue and adjacent to the Site to the southeast. Properties located to the west-northwest were occupied by a theater and a hotel and a dwelling was located to the southwest. A building identified as Storage Battery Rep is located south of the Site and an automobile sales and service building is located on North Willow Street, approximately 250 feet east-northeast of the Site.

By 1950, an automobile repair facility is located south-southeast of the Site on an adjacent property. Additional automobile repair facilities are located approximately 230 feet northeast of the Site. Otherwise, no significant changes are identified. By 1970, an automobile tire sales and service facility is located adjacent to the Site to the south, and an automobile repair facility is located south of South Willow Street, approximately 130 feet from the Site. A large parking lot is identified northwest of the Site, across Seymour Street. Otherwise, no significant changes are identified. By 1986, the building on the Site is identified as the Social Security Building. Otherwise, no significant changes are identified.

The automobile repair facilities located northeast, south and southeast of the Site are all situated downgradient from the Site, and therefore are not considered RECs with respect to the Site.

2. Historical USGS Topographic Mapping

A review of historical USGS topographic maps was conducted to identify past land use at the Site and environs (Appendix B). The USGS 7.5 Minute Topographic Quadrangles, *Orange, NJ.* (1947, 1955, 1970, 1981 and 1995), *Patterson and Vicinity, NJ*, (1955); USGS 15 Minute Topographic Quadrangle, *Patterson, NJ*, (1903); and USGS 30 Minute Topographic Quadrangle, *Passaic, NJ* (1900 and 1905) maps were consulted.

The 1900, 1903 and 1905 maps identify a well-developed street grid at the Site and surrounding properties. The 1947 map shows churches and schools on surrounding properties and a USGS boundary monument on the Site, which identifies the elevation of the Site as 276 feet asml. The 1955, 1970, 1981 and 1995 maps identify a post office occupying the Site. No RECs are identified on any of the maps.

3. Historical Aerial Photography/Imagery

A review of historical aerial photography and imagery was conducted to identify past land use in the vicinity of the Site (Appendix C). Black and white (B&W) aerial photography from 1954, 1960 and 1970; color infrared (CIR) photography from 2002; and color photography from 1972, 2006 and 2007 were inspected with the following conclusions:

1954 – The photograph shows a building on the Site approximately the same size and in roughly the same place as the existing building. Taller buildings, more densely situated, occupy parcels bordering Bloomfield Avenue, while single-family residential structures on lots occupy land on either side of this central business district. The building that is currently occupied by an automobile tire and parts store has not been built yet. The apartment building and other residences currently located west of the Site are evident on the photograph.

1960 – The poor quality and resolution of the photograph does not allow for pertinent conclusions regarding the Site.

1970 – The Site and surrounding properties are not markedly different from that shown in the 1954 photograph except that the building that currently is an automobile tire and parts has been built directly south of the Site.

1972 – The poor quality and resolution of the photograph does not allow for pertinent conclusions regarding the Site.

2002 – The building on the Site that was shown in previous photographs has been replaced, apparently with the building that currently exists on the Site. The photograph identifies no significant changes from the previous image on adjacent properties.

2006 – No significant changes from the 2002 image are identified on the 2006.

2007 – No significant changes from the 2006 image are identified on the 2007 photograph.

Review of historical aerial photography did not reveal RECs with respect to the Site.

5. Previous Environmental Documentation

No previous environmental documentation regarding the Site was provided or identified.

D. Site Inspection

The Site was inspected for potential environmental concerns by a representative of LBG on November 25, 2012. The Site was examined only for surficial physical indications of potential contamination. No ground-intrusive activities were conducted for the preparation of this ESA. The interior of the building on the Site was not examined. Photographs of the Site are provided in Appendix D.

The Site is occupied by a vacant building, parking surfaces and areas of lawn, shrubs and trees. No evidence of underground petroleum storage tanks, including fuel oil fill or vent ports, was observed and no staining of the parking lot surface, other than that consistent with normal parking activity, was observed. On-Site or nearby off-Site vegetation did not appear stressed. No transformers and no chemical or petroleum containers or tanks were observed on the Site. No RECs were identified during the Site reconnaissance.

E. Current and Past Uses of Adjoining Property

A review of historical mapping and aerial photography, interviews with individuals and government officials with knowledge of the Site and vicinity, and a visit to the area were conducted to determine past and current uses of adjoining properties. According to these sources, the Site was built and has been in its current configuration since 1972. Historical uses of the Site include residential dwelling and a post office.

Historic land uses on up-gradient properties include hotel and theater, residential apartments and dwellings and a parking lot. Historic land uses down-gradient from the Site include automobile repair facilities, a tire store and other stores, and dwellings.

Historic uses of the Site are not considered RECs with respect to the Site. No historic uses on adjacent, up-gradient properties that could affect conditions on the Site were identified. The automobile repair facilities identified are all located down-gradient and are not expected to have affected conditions on the Site.

F. User Questionnaire

GSA has completed a User Questionnaire for Phase I Environmental Site Assessment, ASTM Standard Practice E1527-05 (Appendix E). No RECs were identified in the questionnaire.

3. Review of Public Records

A. Federal Records

Federal databases reviewed included the following:

- National Priorities List (NPL) (6/7/12), Proposed National Priorities List (NPL) (6/7/12), Delisted National Priorities List (NPL) (6/7/12)
- Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List (12/27/11)
- **CERCLIS-NFRAP** (No Further Remedial Action Planned) List (12/28/11)
- Corrective Action Report (**CORRACTS**) List (8/19/11)
- Federal RCRA Generators List **RCRA-SQG**, **LQG**, and **CESQG** (3/15/12)
- Emergency Response Notification System (**ERNS**) List (4/2/12)
- U.S. Institutional Controls, Sites with Institutional Controls (7/18/12)
- U.S. Engineering Controls, Sites with Institutional Controls (7/18/12)

(For a complete list of federal and State records searched for this report see the Database report, Appendix F.)

1. National Priorities List

The U.S. Environmental Protection Agency's (U.S. EPA) *NPL* (or Superfund List) is a federal listing of uncontrolled or abandoned hazardous waste sites. The list is created from the CERCLIS database (see below) and is based primarily upon a score that each site or facility receives from the U.S. EPA's Hazardous Ranking System. After a site or facility has been identified as a CERCLIS site, the U.S. EPA conducts an assessment of the property. The degree of contamination found determines whether the site is placed on the NPL. These sites are then prioritized for possible long-term remedial action and referred to the state for further action under state programs.

The database review indicated that there are no NPL, Proposed NPL or Delisted NPL sites within 1.0 miles of the Site.

2. CERCLIS List

The CERCLIS List is a compilation of records from a nationwide database created to maintain and regulate those facilities or sites that the U.S. EPA has investigated or will investigate for suspected or uncontrolled releases of hazardous substances, contaminants, or pollutants as reported by states, municipalities, private companies, and private citizens under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or the Superfund Program). Once a site is placed on the CERCLIS list, it may be subjected to several additional levels of evaluation to determine the severity of the contamination, from discovery and preliminary assessment to site inspection and possibly the hazard ranking system. Such a determination could ultimately place the site under consideration for inclusion on the NPL. Inclusion on the CERCLIS list does not confirm the presence of an environmental problem or a public health threat.

The database review indicated that there are no CERCLIS sites within 0.5 miles of the Site.

3. CERCLIS-NFRAP List

CERCLIS-NFRAP sites may be sites where, after initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL or the contamination was not serious enough to require federal Superfund action or NPL consideration.

The database review indicated that there is one CERCLIS-NFRAP site located within 0.5 miles of the Site. This facility, located down-gradient approximately 0.34 miles to the east-northeast, is currently a furniture store. Based on site inspection completed in August 1988, the NFRAP-Site does not qualify for the NPL based on existing information. Due to the distance from the Site and that this facility is located down-gradient, the facility is not considered a REC.

4. RCRIS List

The RCRIS List is a compilation of records from a nationwide database created to maintain and regulate sites or facilities that handle, treat, store, or dispose of hazardous wastes under the Resource Conservation and Recovery Act (RCRA). Inclusion on the list is not necessarily indicative of contamination; rather, it indicates the presence of potential sources of contamination. The database was utilized to locate any RCRA Treatment, Storage and Disposal (TSD) facilities within 0.5 miles of the Site, and any RCRA generators either at or adjoining the Site. A RCRA TSD facility is a facility at which treatment, storage and/or disposal of hazardous wastes occurs, as defined and regulated by RCRA. A RCRA generator is defined as those persons or entities that generate hazardous wastes, also defined and regulated by RCRA.

The database review indicated that there are no RCRA TDS facilities within 0.5 miles of the Site, and no RCRA generators within 0.25 miles of the Site.

The database review indicated 1 RCRA large-quantity generator located across Bloomfield Avenue from the Site, approximately 150 feet to the east-northeast and down-gradient. No violations were identified with respect to this facility, and it is not considered a REC with respect to the Site.

The database review did not indicate RCRA Non Generator facilities adjacent to or on the Site.

5. CORRACTS List

The CORRACTS List identifies hazardous waste handlers with RCRA corrective action activity. The database review indicated that no CORRACTS facilities are located within 1.0 miles of the Site.

6. ERNS List

The Emergency Response Notification System (ERNS) list is a compilation of records from a national computer database and retrieval system created to store information on accidental releases of petroleum products and hazardous substances. The information stored in this database is acquired through the National Response Center. Each reported incident is required to contain and provide the discharger name, date of release, amount released, and type of substance released.

A review of the database indicated that the Site is not listed as an ERNS facility.

7. U.S. Institutional Controls

This is a database listing sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

A review of the database indicated that no sites with institutional controls are located within one-half mile of the Site.

8. U.S. Engineering Controls

This is a listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

A review of the database indicated that no sites with engineering controls are located within one-half mile of the Site.

B. State Records

The following state and local databases were reviewed:

- State Hazardous Waste Site List (4/17/12)
- State Hazardous Waste Sites Re-evaluated (9/20/07)
- Leaking Underground/Above Ground Storage Tanks (LUST) (8/28/12)
- Voluntary Cleanup Program Sites (10/18/12)
- Solid Waste Landfills List (8/11/11)
- Underground Petroleum Storage Tank Program (8/1/12)
- Petroleum Bulk Storage (8/14/12)
- State Brownfield Site List (9/19/12)
- Dry Cleaners (12/20/11)

- State Institutional Controls, Sites with Institutional Controls (9/6/12)
- State Engineering Controls, Sites with Institutional Controls (9/6/12)

1. State Hazardous Waste Site List

The Known Contaminated Sites in New Jersey includes sites under the purview of the Site Remediation Program which have contamination present at levels greater than the applicable cleanup criteria for soil and/or groundwater standards. The sites appearing in Known Contaminated Sites in New Jersey are classified as either active, where the site is assigned to a specific remedial program area, or pending, where the site is awaiting assignment to a specific remedial program area. Sites where no further action (NFA) designation has been given are not included in this report unless there are other areas of identified contamination which have not been remediated. The database identified 218 SHWS facility within 1.0 miles of the Site, including nine within 660 feet of the Site. Of these nine, all but one is identified as closed (see Table 1). No information regarding the active listing is provided in the database.

Database Listing	Distance in Feet/Direction	Gradient	Status
Quiet Automatic Burn	300	Down	Closed
McDonough Tire Co.	150 ENE	Down	Closed
423 Bloomfield Ave.	310 NNW	Up	Closed
427 Bloomfield Ave.	480 NNW	Up	Closed
10 Roosevelt Pl.	490 SW	Up	Closed
Starseed Yoga Center	530 N	Down	Closed
Masonic Temple	595 NW	Up	Closed
One Greewood LLC	640 E	Down	Closed
NJTransit ROW	650 NNW	Up	Active

Table 1: State Hazardous Waste Sites Within 660 Feet of Site

All but one of these facilities are considered closed, and the listing considered open is approximately 650 feet distant. All facilities located up-gradient from the Site are more than 300 feet distance. As such, these SHWS listings are not considered RECs with respect to the Site.

Four State Hazardous Waste Sites – Re-evaluated listings located within one mile of the Site were identified on the database. All are situated down-gradient from the Site. The closest is located approximately 1,800 feet east of the Site. Due to the distance and because they are down-gradient, these listings are not considered RECs with respect to the Site.

2. Leaking Underground Storage Tanks (LUST)

The LUST records contain an inventory of reported leaking storage tank incidents. A review of these records identified 12 LUST sites within 0.5 miles of the Site, but none within 800 feet of the Site. No information regarding the status of these listings is provided in the database. Due to the distance between the Site and the listed incidents, LUST listings are not considered RECs with respect to the Site.

3. Voluntary Cleanup Program Sites

The Voluntary Cleanup Program Sites list was enacted for the purpose of encouraging the voluntary clean-up of contaminated sites and redevelopment of abandoned and under-utilized properties. A review of the Voluntary Cleanup Sites (VCP) database indicated that there are 40 VCP listings within 0.5 miles of the Site, including 6 located within 660 feet of the Site. The closest VCP listings include the McDonough Tire Co. (also identified as McDonough Realty), located approximately 150 feet east-

northeast and down-gradient; 423 Bloomfield Avenue Realty Trust, located approximately 310 feet north-northwest and up-gradient; Quiet Automatic Burner Corp., located approximately 420 feet east-northeast and down-gradient; The Madison Building, located approximately 480 feet north-northwest and up-gradient; 215 Glenridge Avenue, located approximately 530 feet north and down-gradient; and Montclair Masonic Temple, located approximately 585 feet northwest and up-gradient.

Due to the distance from these listings to the Site, the VCP listings are not considered RECs with respect to the Site.

5. Petroleum Storage Tank Database

Underground Storage Tanks are regulated under Subtitle I of RCRA and must be registered with NJDEP. The program regulates underground petroleum storage tanks and oversees their closure. A review of the database indicated that 21 registered underground storage tanks are located within 0.25 miles of the Site. The presence of underground storage tanks in the vicinity of the Site are not considered REC with respect to the Site.

6. Solid Waste Facility List

The Solid Waste Facility List is an inventory of licensed solid waste disposal facilities or landfills in the state. A review of the list identified no solid waste facility within 0.5 miles of the Site.

7. Petroleum Bulk Storage (Major Facilities)

Major facilities means all facilities, located on one or more contiguous or adjacent properties owned or operated by the same person, having total combined storage capacity of 20,000 gallons or more for hazardous substances other than petroleum or petroleum products, or 200,000 gallons or more for hazardous substances of all kinds. A review of the list indentified no major facilities within 0.5 miles of the Site.

8. State Brownfield Site List

This database identifies state brownfield locations. A review of the database revealed 27 brownfields 0.5 miles of the Site. The closest up-gradient listing is located approximately 650 feet north-northwest of the Site. No information regarding contamination on the brownfield listings is provided in the database. Due to the distance between brownfield listings and the Site, brownfield listings are not considered RECs with respect to the Site.

9. Drycleaners

This database identifies drycleaners which use perchloroethylene in the cleaning process. A review of the database indicated two facilities are located within 0.25 miles of the Site. One is up-gradient and approximately 200 feet north of the Site and one is located approximately 320 feet to the southwest and down-gradient. Due to the distance between these facilities and the Site, and because no violations were identified in connection with these facilities, drycleaners are not considered RECs with respect to the Site.

10. State Institutional and Engineering Controls

A review of the database has revealed that there are 2 Engineering Control listings within approximately 0.5 miles of the Site. One is approximately 1,255 feet north of the Site and approximately 25 feet higher in elevation, and the other is down-gradient approximately 2,300 feet northeast of the Site.

Six listing for Institutional Controls were identified on the database. The closest up-gradient listing, an automobile service station, is located 1,280 feet northwest of the Site. Due to the distance between the Institutional and Engineering Controls listings and the Site, these listings are not considered RECs with respect to the Site

11. Orphan Sites

Orphan sites are sites identified on the database that do not have enough information to plot their location on maps. A review of the 20 orphan sites list revealed no RECs in connection with the Site.

C. Other State and Local Records

The Essex County Office of Environment Management was contacted regarding records they may have had pertaining to the Site. According to officials of the Office, the Nutley Fire Department responds to hazardous materials incidents in the county. The Nutley Fire Department has been contacted regarding records of incidents at the Site. No reply has yet been received. In the event that pertinent information is received, this report may be revised.

The Township of Montclair Fire Department was contacted regarding records of incidents at the Site. No reply has yet been received. In the event that pertinent information is received, this report may be revised.

4. Interviews

Mr. Anthony Mucelli, a representative of the Site owner, was contacted on November 28, 2012 regarding conditions on the Site. According to Mr. Mucelli there are no environmental liens or land use limitations on the Site. The existing building on the Site was built in the early 1970s and has been used exclusively by the Social Security Administration. Hot water for the building is supplied by a gas-fired water heater, and although Mr. Mucelli is not certain, he thinks natural gas is used for space heating as well. No hazardous materials were stored on the Site. Mr. Mucelli was not aware of chemical or petroleum spills on the Site and not aware of clean-up activity related to chemical or petroleum spills.

5. Findings and Recommendations

Historic uses of the Site include a residential dwelling, a post office and an office building. Historic uses of up-gradient properties include residential, retail and office space. Automobile repair facilities have been located adjacent the Site and nearby, all situated down-gradient from the Site. No documented sources of contamination pertaining to the Site were identified, and no evidence of contamination was identified during the Site visit. Although no documented evidence of contamination or violations were identified in connection with the former automobile repair facility located adjacent to the southern Site boundary, this property is considered a potential REC with respect to the Site.

A post office occupied the Site prior to the construction of the SSA facility in the 1970s. The method of heating for the post office has not been identified, and it is possible that fuel oil could have been the used. As such, it is possible that an undocumented and abandoned UST is located on the Site. Therefore, LBG recommends that prior to any excavation activity on the Site, a geophysical survey be conducted to locate any undocumented USTs on the property. If any such USTs are located, soil sampling should be conducted to evaluate whether there have been any impacts to the subsurface.

No inspection of the interior of the building and no information regarding lead-based paint or asbestos containing materials (ACM) was provided. Evaluation of possible contamination due to lead-based paint and ACM was beyond the scope of this effort. No further study of the Site is necessary for the intended property disposal.

6. Limitations

Phase I ESA for the Site located at 396 Bloomfield Avenue in Montclair, Essex County, New Jersey.

This investigation was limited to the review of available records, correspondence with local officials, interviews with people knowledgeable about the site and surrounding property, and on-site inspections.

The site inspection was limited to observation of surficial exterior conditions only. The interior of the on-Site building was not inspected. Such inspections cannot be expected to reveal all hazardous materials or situations that might be present on-site; some hazardous materials or conditions may exist and not be detected because they are beyond the scope of this study. The investigation was conducted in a manner consistent with that level of care and skill exercised by environmental professionals currently practicing under similar conditions and was based on information made available to the representatives of The Louis Berger Group, Inc. All documents prepared by or furnished by The Louis Berger Group, Inc. pursuant to this project are to be used in the context of the scope of services contracted. This document is not intended or represented to be suitable for reuse by the client or others on modifications of the project scope.

The environmental professionals whose signatures are provided below performed and reviewed this environmental site assessment. We declare that, to the best of our knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

7. References

A. Documents

EDR (Environmental Data Resources, Inc.), *Certified Sanborn Map Report, 396 Bloomfield Avenue, Montclair, New Jersey*, November, 2012.

EDR (Environmental Data Resources, Inc.), *Radius Map Report with Geocheck, 396 Bloomfield Avenue, Montclair, NJ 07042*, November 27, 2012.

United States Department of Agriculture, Soil Conservation Service, *Soil Survey of Essex County, New Jersey*, 2007.

United State Geological Survey (USGS), *Aerial Photo Single Frames, Digital Orthophotographic Quadrangles and High Resolution Orthoimagery, Color Infrared and Color Photography*, Aerial Imagery from 1954, 1960, 1970, 1972, 2002, 2006 and 2007.

USGS 7.5 Minute Topographic Quadrangles, *Orange*, *NJ*. (1947, 1955, 1970, 1981 and 1995), *Patterson and Vicinity*, *NJ*, (1955); USGS 15 Minute Topographic Quadrangle, *Patterson*, *NJ*, (1903); and USGS 30 Minute Topographic Quadrangle, *Passaic*, *NJ* (1900 and 1905).

B. Personal Contacts

Kevin Allen, Fire Chief, OEM Coordinator Township of Montclair Fire Department Headquarters 1 Pine Street Montclair, NJ 07042 973-509-4761

Captain Dave Hamilton Nutley Fire Department Public Safety Building 228 Chestnut Street, Nutley, New Jersey 07110

Essex County Office of Emergency Management 560 Northfield Avenue West Orange, NJ 07052

Anthony Mucelli Supervisory General Engineer General Services Administration New Jersey Engineering Unit 970 Broad Street, Room: 204 Newark NJ 07102-2534

8. List of Preparers

PREPARED BY:	Deli
	G. Douglas Pierson
APPROVED BY:	James de Ah
	Fameeda Ali, CHMM
DATE:	December 5, 2012

PHASE I ENVIRONMENTAL SITE ASSESSMENT	
PPENDIX A – SANBORN FIRE INSURANCE MAP COVERA	4GE

SSA Building

396 Bloomfield Avenue Montclair, NJ 07042

Inquiry Number: 3463386.3

November 28, 2012

Certified Sanborn® Map Report



Certified Sanborn® Map Report

11/28/12

Site Name: Client Name:

SSA Building The Louis Berger Group 396 Bloomfield Avenue One Seaport Plaza Montclair, NJ 07042 New York, NY 10038

EDR Inquiry # 3463386.3 Contact: Doug Pierson



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by The Louis Berger Group were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: SSA Building

Address: 396 Bloomfield Avenue City, State, Zip: Montclair, NJ 07042

Cross Street:

P.O. # CKB 1113

Project: GSA/SSA Montclair Phase I ESA

Certification # D868-47A7-A97B

Maps Provided:

1986

1970

1950

1934

1907 1885

4000



Sanborn® Library search results Certification # D868-47A7-A97B

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

Library of Congress

University Publications of America

▼ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1986 Source Sheets







Volume 1, Sheet 4

Volume 1, Sheet 5

Volume 1, Sheet 26

1970 Source Sheets







Volume 1, Sheet 4

Volume 1, Sheet 5

Volume 1, Sheet 26

1950 Source Sheets







Volume 1, Sheet 4

Volume 1, Sheet 5

Volume 1, Sheet 26

1934 Source Sheets







Volume 1, Sheet 4

Volume 1, Sheet 5

Volume 1, Sheet 26

1907 Source Sheets







Volume 3, Sheet 25

Volume 3, Sheet 26

Volume 3, Sheet 34

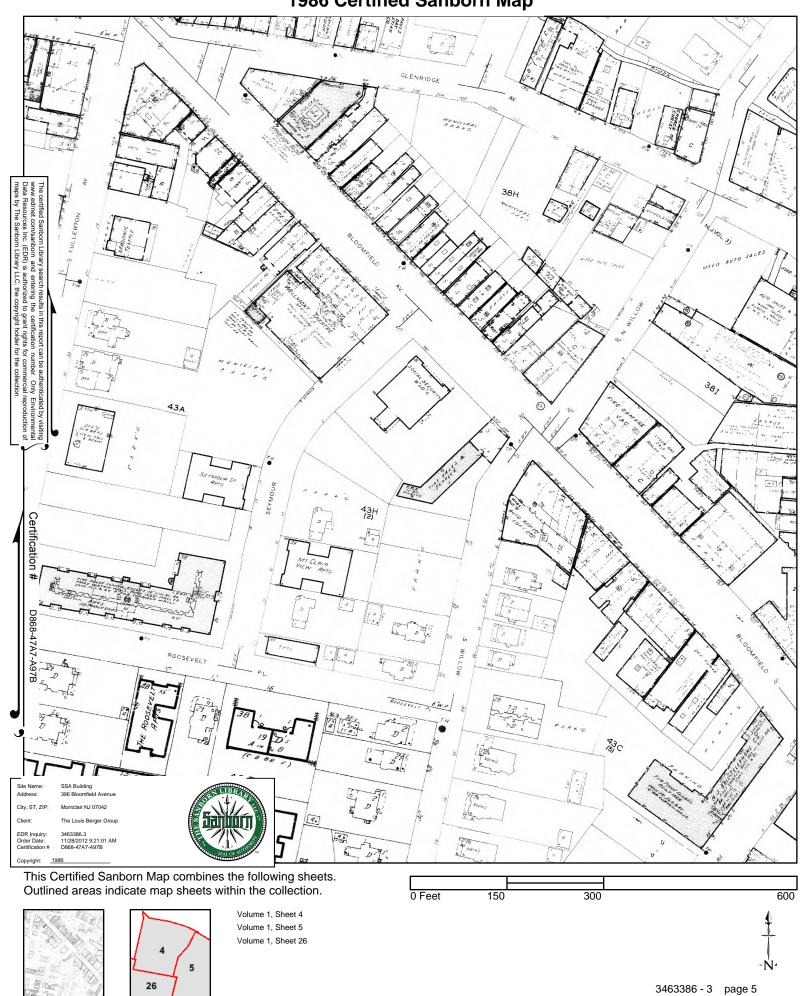
1885 Source Sheets

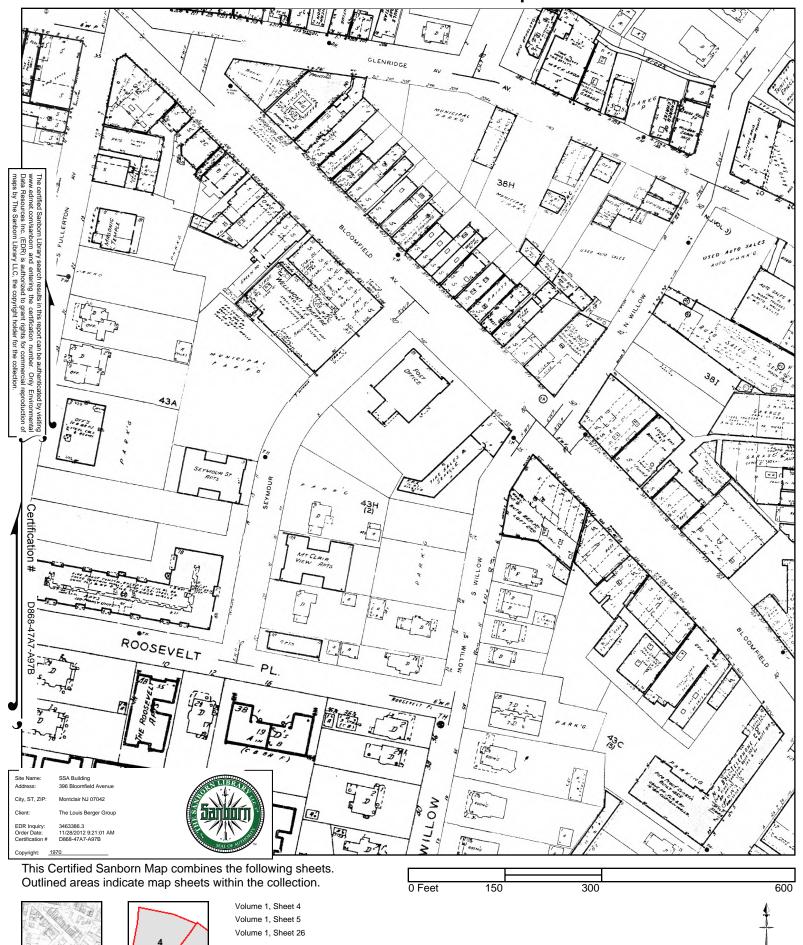




Volume 1, Sheet 2

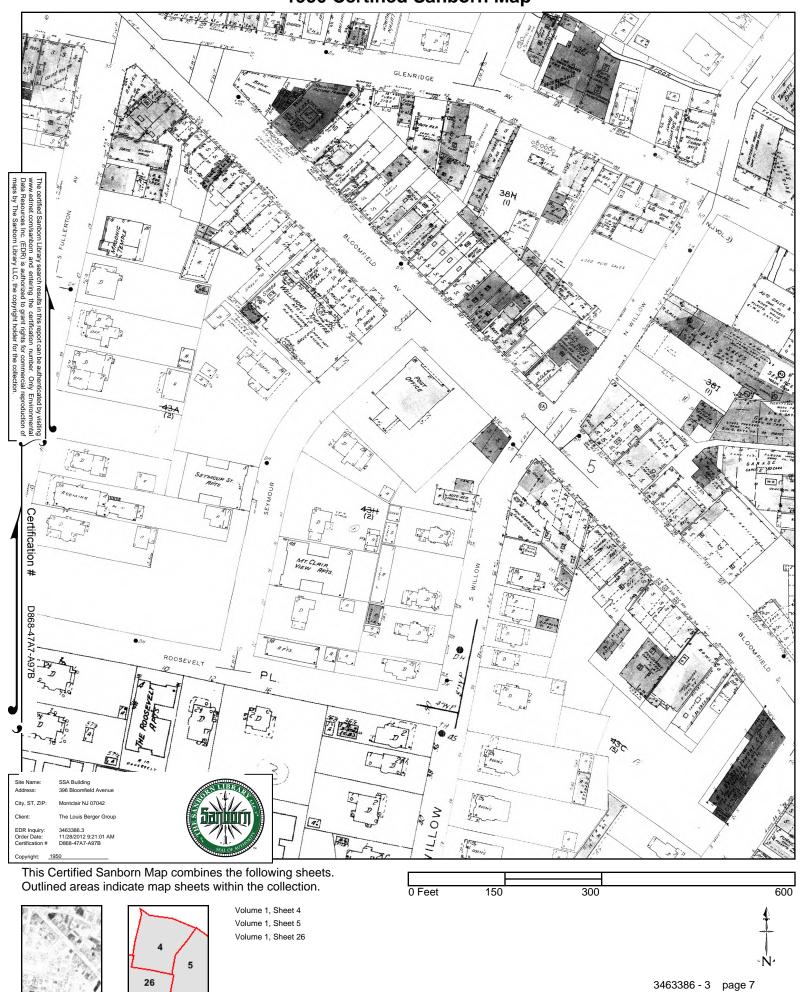
Volume 1, Sheet 3

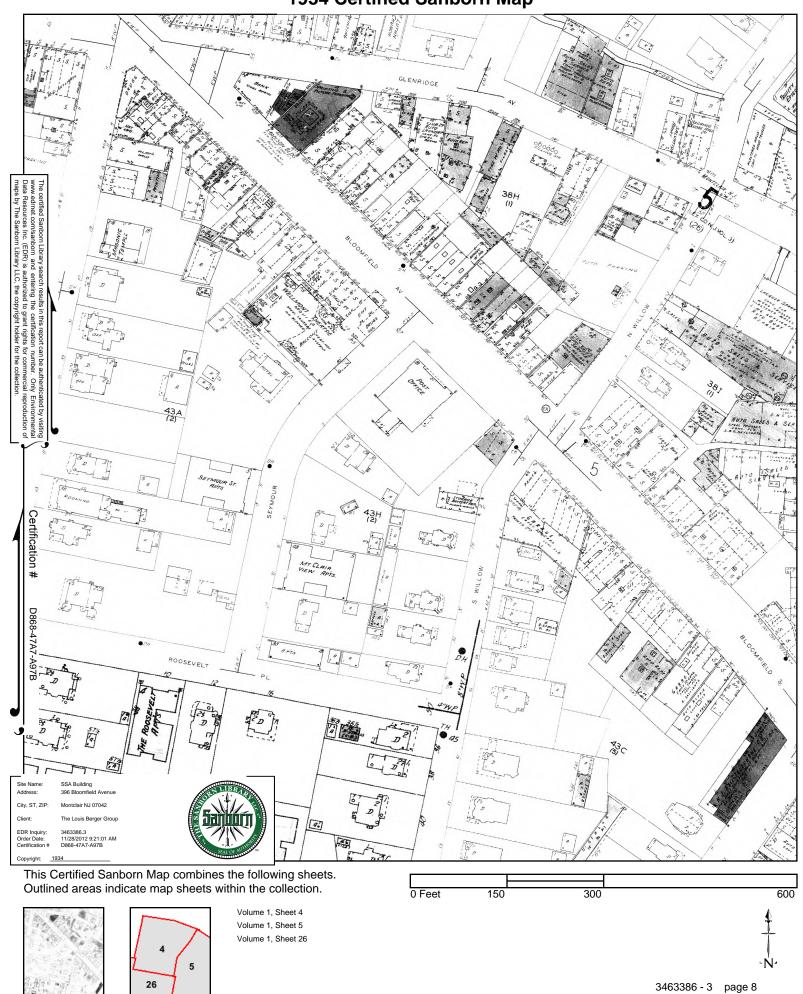


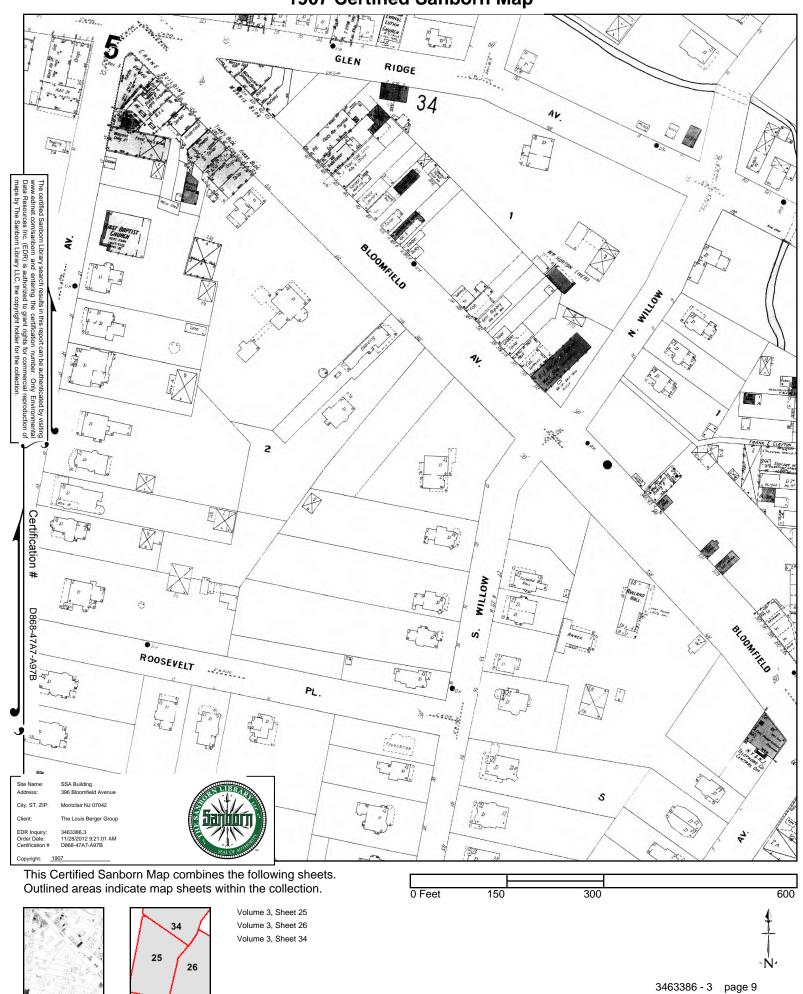


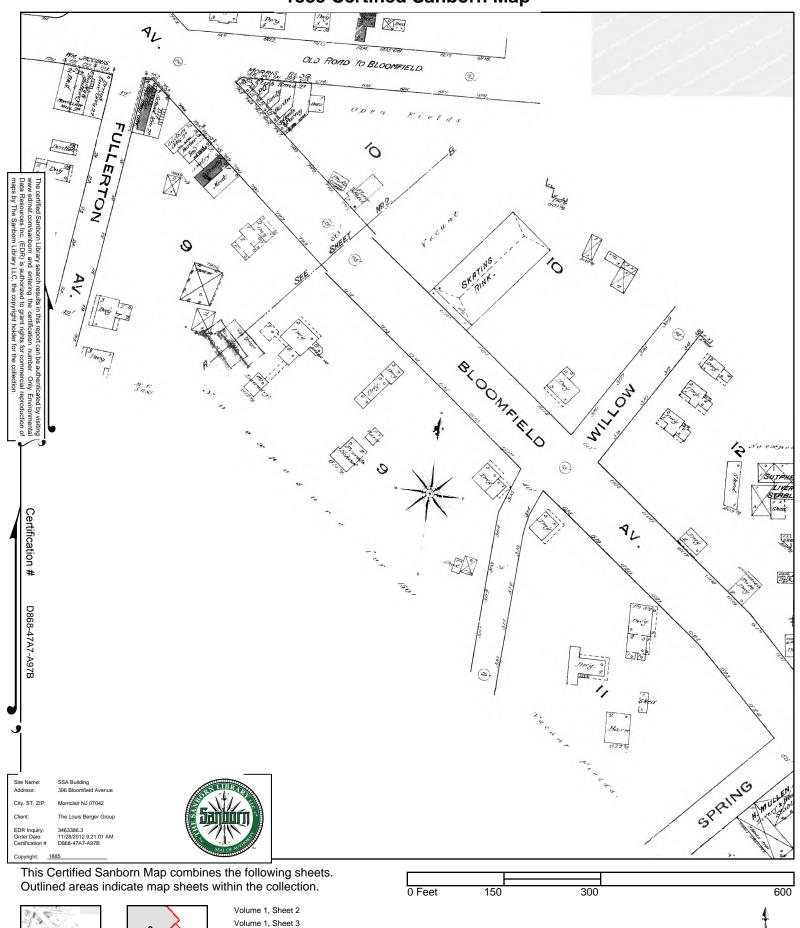












3463386 - 3 page 10

SSA Building

396 Bloomfield Avenue Montclair, NJ 07042

Inquiry Number: 3463386.4

November 27, 2012

EDR Historical Topographic Map Report

